

For Lease

Raintree Business Park

Multiple Units Availble



Raintree Business Park

811-908 S Walton Blvd
Bentonville, Arkansas 72712

Property Highlights

- Located less than a mile from the Wal-Mart Home Office
- All spaces have kitchenettes
- Build-outs Available to suit tenant needs
- \$16.00 SF Modified Gross
- 3 Year Minimum Lease
- All spaces have bathrooms

Please call listing agent for current availability.

OFFERING SUMMARY

Available SF	1,000 - 1,500 SF
Lease Rate	\$16.00 SF/yr (MG)
Lot Size	19.21 Acres
Building Size	23,407 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,397	\$62,354
3 Miles	30,669	\$70,126
5 Miles	69,364	\$72,877

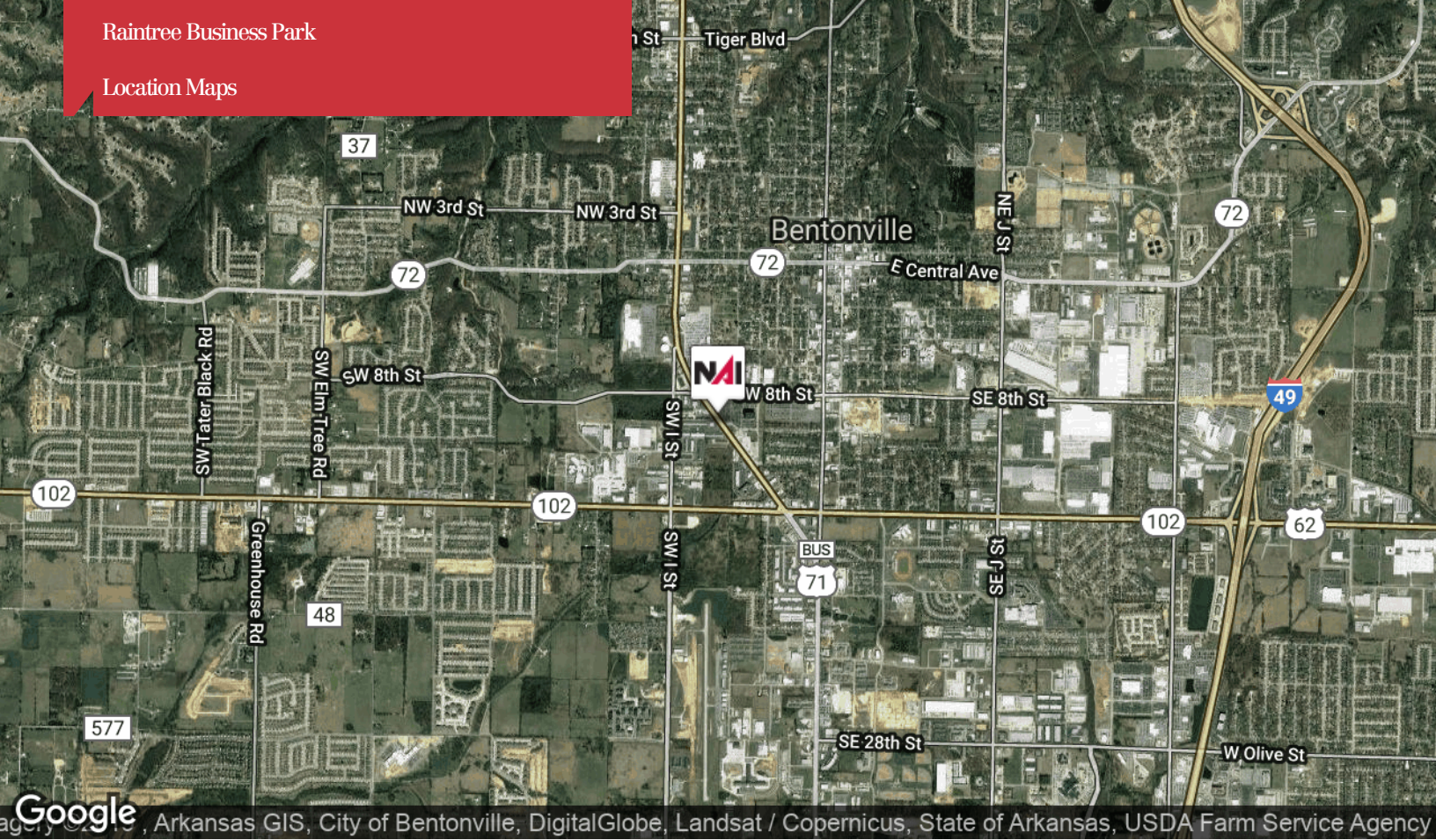
For more information

Randy L. Crossno CCIM

O: 479 899 6840 x11
rcrossno@naicapstone.com

Michele Hampton

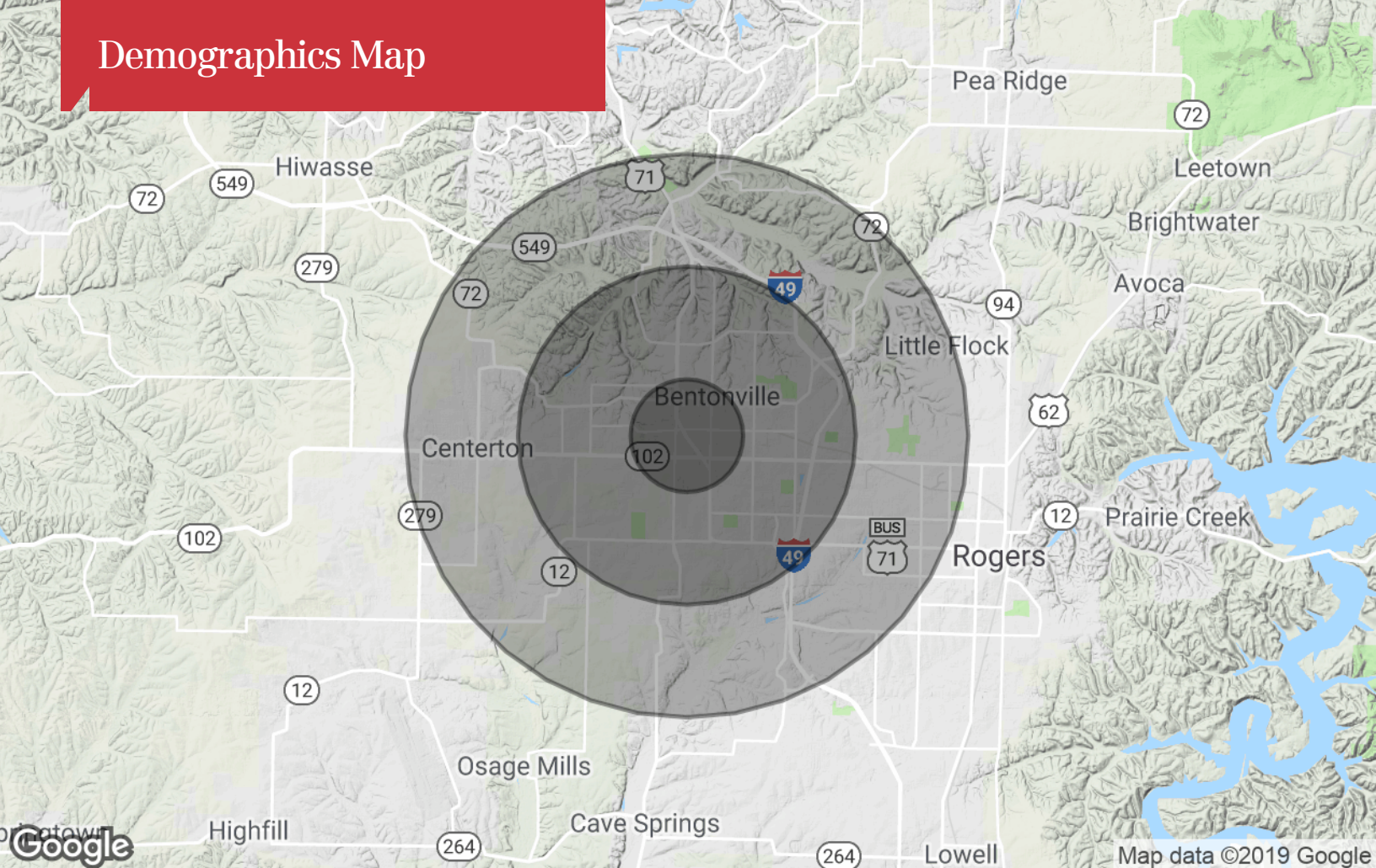
O: 479 899 6840
mhampton@naicapstone.com





Map data ©2019 Google Imagery ©2019 , Arkansas GIS, Benton County, City of Bentonville, DigitalGlobe, State of Arkansas, USDA Farm Service Agency

Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,397	30,669	69,364
MEDIAN AGE	31.4	31.3	32.3
MEDIAN AGE (MALE)	30.1	29.6	30.3
MEDIAN AGE (FEMALE)	32.8	32.7	33.7

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,605	11,572	26,375
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$62,354	\$70,126	\$72,877
AVERAGE HOUSE VALUE	\$192,451	\$222,955	\$244,970

Race

	1 Mile	3 Miles	5 Miles
% WHITE	88.3%	86.1%	86.6%
% BLACK	3.4%	3.4%	2.5%
% ASIAN	2.6%	5.4%	4.5%
% HAWAIIAN	0.3%	0.2%	0.2%
% INDIAN	1.3%	1.3%	0.9%
% OTHER	4.4%	3.8%	5.4%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	10.4%	7.8%	11.8%

* Demographic data derived from 2010 US Census



Michele Hampton

Executive Broker

Michele Hampton is a seasoned real estate advisor licensed in the State of Arkansas. She is a member of the Rogers Board of Realtors, the Arkansas Realtors Association and the National Association of Realtors. As a graduate of Central Michigan University, Michele brings to NAI Capstone her knowledge, experience and motivation to assist our team and clients with their real estate objectives.

Contact Information:

o 479 899 6840 c 479 685 4242
mhampton@naicapstone.com
www.naicapstone.com

NAI Capstone

NAI Capstone is a full service brokerage and asset management firm based in Northwest Arkansas. We help private investors, financial institutions, and real estate investment trust (REIT's) with all their commercial real estate needs. We take pride in finding and executing both basic and unique solutions for our clients in an ever-changing economic environment.

Brokerage Services

Full service real estate representation and transactions.

Corporate Services

NAI Capstone has extensive experience in national corporate support, from single unit relocation to national strategic planning and multi-unit implementation. Let NAI Capstone serve as your companies' outsourced real estate department.

Investment Services

NAI Capstone's asset management team coordinates all aspects with in the life of a real estate investment. We treat your portfolio of real property investments as a whole, maximizing returns and managing debt and equity for the best outcome in a changing economic climate.

Asset & Property Management

NAI Capstone's goal in property management is to protect the asset's value while maximizing property value and minimizing expenses. Our team will work with properties and clients preparing for long term hold or strategic disposition while protecting the financial well-being of the assets throughout the period of ownership.



Contact Information:

o 479 899 6840 c 479 644 9265
rcrossno@naicapstone.com
www.naicapstone.com

Randy L. Crossno, CCIM

Principal

Randy L. Crossno, CCIM is the Principal Broker, founder and Managing Member of Capstone Commercial Advisors, a regional commercial brokerage and asset management firm located in NW Arkansas. Randy is also the founder and Managing Member of Cross Capital Ventures, a real estate investment and development firm that specializes in retail, office and mixed-use projects across the United States.

Randy has a Bachelor of Science degree in Economics and Finance from the University of Tennessee. He holds the prestigious Certified Commercial Investment Member (CCIM) designation, is a member of the Retail Christian Network, and the International Council of Shopping Centers, and is also a graduate of Sam M. Walton's Institute of Retail.

Prior to starting Capstone, Randy worked as a broker with Grubb & Ellis Commercial Brokerage. He has spent over 20 years serving retailers like Walmart Stores, Inc. and Bass Pro Shops to formulate and execute some of the largest and most intricate expansion and disposition strategies in the retail industry.

NAI Capstone

NAI Capstone is a full service brokerage and asset management firm based in Northwest Arkansas. We help private investors, financial institutions, and real estate investment trust (REIT's) with all their commercial real estate needs. We take pride in finding and executing both basic and unique solutions for our clients in an ever-changing economic environment.

Brokerage Services

Full service real estate representation and transactions.

Corporate Services

NAI Capstone has extensive experience in national corporate support, from single unit relocation to national strategic planning and multi-unit implementation. Let NAI Capstone serve as your companies' outsourced real estate department.

Investment Services

NAI Capstone's asset management team coordinates all aspects within the life of a real estate investment. We treat your portfolio of real property investments as a whole, maximizing returns and managing debt and equity for the best outcome in a changing economic climate.

Asset & Property Management

NAI Capstone's goal in property management is to protect the asset's value while maximizing property value and minimizing expenses. Our team will work with properties and clients preparing for long term hold or strategic disposition while protecting the financial well-being of the assets throughout the period of ownership.

The information and materials contained in this brochure are provided "as is" without any express or implied warranty of any kind, including warranties of merchantability, noninfringement of intellectual property, or fitness for any particular purpose. In no event shall Capstone Commercial Advisors, and Arkansas Limited Liability company, be liable for any damages whatsoever (including, without limitation, damages loss of profits or business interruption) or do to the use of or inability to use the materials.

+ Information in Brochure

The information contained in this promotional material is for illustration purposes only and is subject to change. Statements, figures, calculations, plans, images and representations are indicative only. Images may include sketches, artist impressions and computer generated images. Changes may be made during the further planning or development stages of any development and dimensions, fittings, finishes, ongoing costs and specifications and representations are subject to change without notice. While all reasonable care has been taken in providing this information Capstone Commercial Advisors and its affiliated companies and representatives accept no responsibility for the accuracy of any information contained herein or for any action taken in reliance thereon by any party whether purchaser, potential purchaser or otherwise. Capstone represents the Seller regarding this property(ies), and as the agent of the Seller, owes the Seller undivided loyalty, confidentiality and accountability. Prospective purchasers must make their own enquiries to satisfy themselves as to all aspects of any transaction and further should seek independent legal and financial advice in relation to all of the information contained herein. The information contained in this material is a guide only and does not constitute an offer, inducement, representation, warranty or contract.

+ Copyright

This Brochure is also subject to copyright. No part of it should be reproduced, adapted or communicated without the written consent of the copyright owner. The Brochure may be interfered with, may contain computer viruses or other defects and may not be successfully replicated on other systems. We give no warranties in relation to these matters. If you have any doubts about the authenticity of any communication from this Brochure purportedly sent by us, please contact us immediately.

+ Forward Looking Statement

Certain information contained in this Brochure, including any information as to Capstone's future financial or operating performance, constitutes "forward-looking statements". All statements, other than statements of historical fact, are forward-looking statements. The words "believe", "expect", "anticipate", "contemplate", "target", "plan", "intends", "continue", "budget", "estimate", "may", "will", "schedule" and similar expressions identify forward-looking statements. Forward-looking statements are necessarily based upon a number of estimates and assumptions that, while considered reasonable by Capstone, are inherently subject to significant business, economic and competitive uncertainties and contingencies. Known and unknown factors could cause actual results to differ materially from those projected in the forward-looking statements. Readers are cautioned that forward-looking statements are not guarantees of future performance. All of the forward-looking statements contained in this Brochure are qualified by these cautionary statements. Capstone expressly disclaims any intention or obligation to update or revise any forward-looking statements whether as a result of new information, events or otherwise.

+ Reliance on Information

In using the information contained in this Brochure, you agree that Capstone Commercial Advisors shall not be liable for any damages whatsoever (including indirect, incidental, special, punitive or consequential damages and loss of profits, opportunities or information) arising from (a) your use of or reliance on information contained in this Brochure; (b) any inaccuracy or omission in such information or failure to keep the information current; (c) use of any third party information referred to in this Brochure; (d) any other matter connected with the Brochure; even if Capstone is made aware of the possibility of such claims, damages or losses.

Although considerable care has been taken in preparing and maintaining the information and materials contained in this Brochure, they are provided on an "as is" basis, without warranty of any kind, either express or implied, with respect to the accuracy or completeness of the information. Unless otherwise indicated, all information posted in this Brochure is current only as of the date of the document that contains the information, if indicated, or the date on which the document is posted, whichever is earlier. Capstone may at any time make changes to the information at this Brochure without prior notice. You should always ensure that you are referring to the most current information available on this Brochure.

In this Brochure, Capstone may provide links and references to several other Brochures. Capstone has no control over information at sites hyperlinked or referred to in this Brochure. These links and references are being provided for the convenience of the users of this Brochure and Capstone does not endorse and is not responsible or liable for the content, nature or reliability of any linked or referenced Brochure or any link contained in a linked or referenced Brochure. Capstone takes no responsibility for monitoring, updating, supplementing or correcting any information in any linked or referenced Brochure and makes no representation or warranties regarding such information. Please be aware that in linking or going to these outside Brochures, you are acting outside of the parameters of the Capstone Brochure and that Capstone is not responsible for the content of any other site.

+ Tax Advisor

Transactions that may be presented in this Brochure may not be suitable for all investors. Because of the importance of tax considerations to many option transactions, investors considering a particular transaction should consult with their tax advisor as to how taxes affect the outcome of contemplated transactions.

The world's largest commercial real estate network.

400+ local offices. 7,000 local market leaders.

All actively managed to work wherever you do.



214 S. First Street Suite 202
Rogers, AR 72756

o: 479 899 6840 f: 479 899 6841

www.NAIncipstone.com